



Langdale Court, Moor Lane, Tamworth



Property Description

This ground floor apartment sits in the popular Langdale Court development in a quiet and desirable part of Amington. The home has a garage set aside from the main building providing off road parking.

Inside there is a welcoming entrance hall leading to both a spacious lounge and a kitchen. Upstairs there are two bedrooms along with a bathroom. The property is very keenly priced and should appeal to investors looking to start or expand their portfolio.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in

writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall

Stairs to the first floor and doors to the kitchen and lounge.

Kitchen

9' 6" x 8' 5" (2.90m x 2.57m)
Double glazed window to the front, a range of wall and base units with work surfaces over, sink and drainer unit and space for appliances.

Lounge

14' 10" x 11' 11" (4.52m x 3.63m)
Double glazed window to the rear and radiator.

Bedroom One

14' 11" x 8' 11" (4.55m x 2.72m)
Two double glazed windows to the rear and radiator.

Bedroom Two

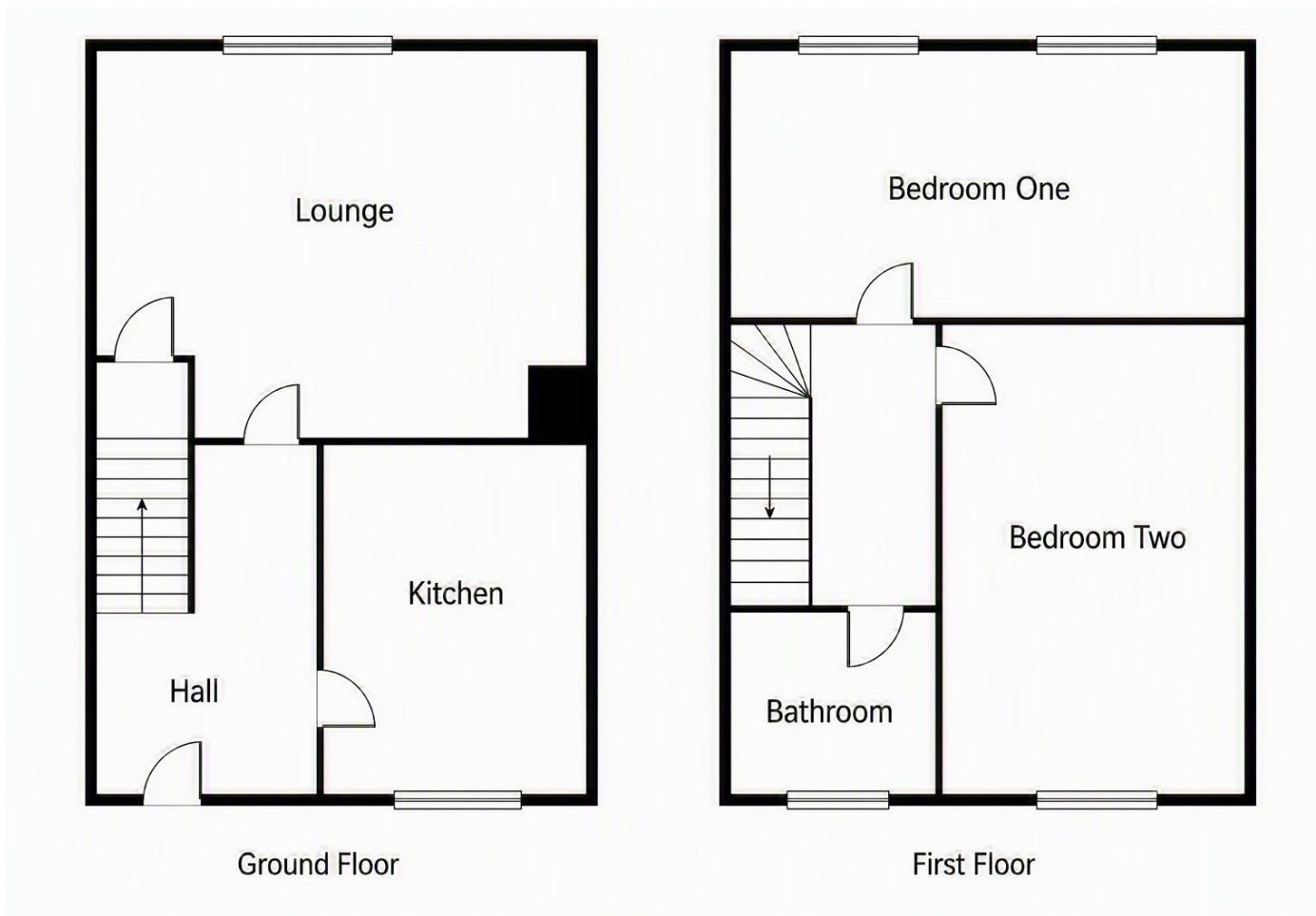
13' 11" x 8' 5" (4.24m x 2.57m)
Double glazed window to the front and radiator.

Bathroom

Double glazed window to the front, panelled bath, low level W.C., wash hand basin and towel radiator.







To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: C Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/TAM207673](https://www.burchelledwards.co.uk/Property/TAM207673)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TAM207673 - 0002